

113.0

0003

0021.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

601,600 / 601,600

601,600 / 601,600

601,600 / 601,600

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 56 |        | HUNTINGTON RD, ARLINGTON |

**OWNERSHIP**

Unit #:

Owner 1: PHILLIPS CAROLE E/ TRUSTEE

Owner 2: WILLIAM C PHILLIPS SUPPLEMENTA

Owner 3: NEEDS TRUST

Street 1: 56 HUNTINGTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: PHILLIPS CAROLE E -

Owner 2: -

Street 1: 56 HUNTINGTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,278 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5278        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.10 | 6     |             |           |        |   |        |   |        |   | 404,839         |           |   |           |        |      | 404,800   |       |

**IN PROCESS APPRAISAL SUMMARY**

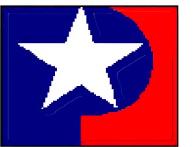
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 5278.000  | 196,800        |            | 404,800    | 601,600     |                   | 72058     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 09/07/18  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             |               | Parcel ID     | Parcel ID 113.0-0003-0021.B |  |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------------------------|--|--|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date                        |  |  |
| 2020                | 101 | FV  | 196,800    | 0         | 5,278.    | 404,800    | 601,600     | 601,600       | Year End Roll | 12/18/2019                  |  |  |
| 2019                | 101 | FV  | 177,600    | 0         | 5,278.    | 399,100    | 576,700     | 576,700       | Year End Roll | 1/3/2019                    |  |  |
| 2018                | 101 | FV  | 181,900    | 0         | 5,278.    | 306,500    | 488,400     | 488,400       | Year End Roll | 12/20/2017                  |  |  |
| 2017                | 101 | FV  | 181,900    | 0         | 5,278.    | 289,200    | 471,100     | 471,100       | Year End Roll | 1/3/2017                    |  |  |
| 2016                | 101 | FV  | 181,900    | 0         | 5,278.    | 266,000    | 447,900     | 447,900       | Year End      | 1/4/2016                    |  |  |
| 2015                | 101 | FV  | 170,100    | 0         | 5,278.    | 248,700    | 418,800     | 418,800       | Year End Roll | 12/11/2014                  |  |  |
| 2014                | 101 | FV  | 170,100    | 0         | 5,278.    | 229,000    | 399,100     | 399,100       | Year End Roll | 12/16/2013                  |  |  |
| 2013                | 101 | FV  | 170,100    | 0         | 5,278.    | 229,000    | 399,100     | 399,100       |               | 12/13/2012                  |  |  |

| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| PHILLIPS CAROLE | 60980-332 |      | 1/15/2013 | Convenience |            | 1  | No  | No    |       |
|                 | 19865-26  |      | 6/1/1989  |             | 61,600     | No | No  | A     |       |

| BUILDING PERMITS |        |         |        |     |            |          |            |         |           | ACTIVITY INFORMATION |     |         |  |  |  |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|-----------|----------------------|-----|---------|--|--|--|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date      | Result               | By  | Name    |  |  |  |
| 11/16/2010       | 2279   | Manual  | 1,863  |     |            |          |            |         | 9/7/2018  | Meas/Inspect         | CC  | Chris C |  |  |  |
| 11/22/1994       | 623    | Manual  | 5,600  |     |            |          |            | ROOFING | 3/3/2009  | Entry Denied         | 372 | PATRIOT |  |  |  |
|                  |        |         |        |     |            |          |            |         | 2/4/2000  | Measured             | 263 | PATRIOT |  |  |  |
|                  |        |         |        |     |            |          |            |         | 12/1/1981 |                      | CS  |         |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



|  |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
|--|-------------------|-------------|-----|---------------------------|------------|-------------------------|-----------|------------------------------------|------------|------------|----------|----------------------|---------|--------|------------|-------|-------|--------------|---|---|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>              |                   |             |     | <b>BATH FEATURES</b>      |            |                         |           | <b>COMMENTS</b>                    |            |            |          | <b>SKETCH</b>        |         |        |            |       |       |              |   |   |  |  |  |  |
| Type:                                    | 5 - Cape          |             |     | Full Bath:                | 1          | Rating:                 | Good      | EST BMT.                           |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Sty Ht:                                  | 1A - 1 Sty +Attic |             |     | A Bath:                   |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| (Liv) Units:                             | 1                 | Total: 1    |     |                           | 3/4 Bath:  |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Foundation:                              | 1 - Concrete      |             |     | A 3QBth:                  |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Frame:                                   | 1 - Wood          |             |     | 1/2 Bath:                 |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Prime Wall:                              | 4 - Vinyl         |             |     | A HBth:                   |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Sec Wall:                                |                   |             |     | OthrFix:                  |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Roof Struct:                             | 1 - Gable         |             |     | <b>OTHER FEATURES</b>     |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Roof Cover:                              | 1 - Asphalt Shgl  |             |     | Kits:                     | 1          | Rating:                 | Good      | 1st Res Grid Desc: Line 1 # Units: |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Color:                                   | TAN               |             |     | A Kits:                   |            |                         |           | Level                              | FY         | LR         | DR       | D                    | K       | FR     | RR         | BR    | FB    | HB           | L | O |  |  |  |  |
| View / Desir:                            |                   |             |     | Frl:                      |            |                         |           | Other                              |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| <b>GENERAL INFORMATION</b>               |                   |             |     | WSFlue:                   |            |                         |           | Upper                              |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Grade:                                   | C - Average       |             |     | <b>CONDOS INFORMATION</b> |            |                         |           | Lvl 2                              |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Year Blt:                                | 1954              | Eff Yr Blt: |     | Location:                 |            |                         |           | Lvl 1                              |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Alt LUC:                                 |                   |             |     | Total Units:              |            |                         |           | Lower                              |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Jurisdct:                                | G12               | Fact:       | .   | Floor:                    |            |                         |           | Totals                             | RMs:       | 0          | BRs:     | 0                    | Baths:  | 1      | HB         |       |       |              |   |   |  |  |  |  |
| Const Mod:                               |                   |             |     | % Own:                    |            |                         |           | <b>REMODELING</b>                  |            |            |          | <b>RES BREAKDOWN</b> |         |        |            |       |       |              |   |   |  |  |  |  |
| Lump Sum Adj:                            |                   |             |     | Name:                     |            |                         |           | Exterior:                          | No Unit    |            |          | RMS                  | BRS     | FL     |            |       |       |              |   |   |  |  |  |  |
| <b>INTERIOR INFORMATION</b>              |                   |             |     | <b>DEPRECIATION</b>       |            |                         |           | Interior:                          |            |            |          | 6                    | 3       |        |            |       |       |              |   |   |  |  |  |  |
| Avg Ht/FL:                               | STD               |             |     | Phys Cond:                | GD - Good  | 18.                     | %         | Additions:                         |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Prim Int Wall:                           | 1 - Drywall       |             |     | Functional:               |            |                         |           | Kitchen:                           |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Sec Int Wall:                            |                   |             |     | Economic:                 |            |                         |           | Baths:                             |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Partition:                               | T - Typical       |             |     | Special:                  |            |                         |           | Plumbing:                          |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Prim Floors:                             | 3 - Hardwood      |             |     | Override:                 |            |                         |           | Electric:                          |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Sec Floors:                              | 4 - Carpet        |             |     | Total:                    | 18.6       | %                       | Heating:  |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Bsmnt Flr:                               | 14 - Asphalt Tile |             |     | <b>CALC SUMMARY</b>       |            |                         |           | General:                           |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Subfloor:                                |                   |             |     | Basic \$ / SQ:            | 105.00     | <b>COMPARABLE SALES</b> |           |                                    |            | 0          |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Bsmnt Gar:                               |                   |             |     | Size Adj.:                | 1.35000002 | Rate                    | Parcel ID | Typ                                | Date       | Sale Price |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Electric:                                | 3 - Typical       |             |     | Const Adj.:               | 0.99742496 |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Insulation:                              | 2 - Typical       |             |     | Adj \$ / SQ:              | 141.385    |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Int vs Ext:                              | S                 |             |     | Other Features:           | 60500      |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Heat Fuel:                               | 2 - Gas           |             |     | Grade Factor:             | 1.00       |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Heat Type:                               | 3 - Forced H/W    |             |     | NBHD Inf:                 | 1.00000000 |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| # Heat Sys:                              | 1                 |             |     | NBHD Mod:                 |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| % Heated:                                | 100               |             |     | LUC Factor:               | 1.00       |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Solar HW:                                | NO                |             |     | Adj Total:                | 241738     |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| % Com Wall:                              |                   |             |     | Depreciation:             | 44963      |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
|  |                   |             |     | Deprecated Total:         | 196774     |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| <b>MOBILE HOME</b>                       |                   |             |     | WtAv\$/SQ:                |            | AvRate:                 |           | Ind.Val:                           |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Make:                                    |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Model:                                   |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Serial #:                                |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Year:                                    |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Color:                                   |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b>          |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Code                                     | Description       | A           | Y/S | Qty                       | Size/Dim   | Qual                    | Con       | Year                               | Unit Price | D/S        | Dep      | LUC                  | Fact    | NB Fa  | Appr Value | JCod  | JFact | Juris. Value |   |   |  |  |  |  |
| 2  | Frame Shed        | D           | Y   |                           | 18X12      | A                       | AV        | 2004                               | 0.00       | T          | 12       | 101                  |         |        |            |       |       |              |   |   |  |  |  |  |
| <b>PARCEL ID</b> 113.0-0003-0021.B       |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| <b>SKETCH</b>                            |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
|  |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| <b>SUB AREA</b>                          |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| <b>SUB AREA DETAIL</b>                   |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Code                                     | Description       | Area - SQ   |     |                           | Rate - AV  |                         |           | Undepr Value                       |            |            | Sub Area | % Usbl               | Descrip | % Type | Qu         | # Ten |       |              |   |   |  |  |  |  |
| BMT                                      | Basement          | 768         |     |                           | 42,420     |                         |           | 32,575                             |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| FFL                                      | First Floor       | 768         |     |                           | 141,380    |                         |           | 108,584                            |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| ATC                                      | Attic             | 269         |     |                           | 141,380    |                         |           | 38,004                             |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| WDK                                      | Deck              | 180         |     |                           | 11,530     |                         |           | 2,075                              |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| Net Sketched Area: 1,985                 |                   |             |     |                           |            |                         |           |                                    |            | Total:     |          | 181,238              |         |        |            |       |       |              |   |   |  |  |  |  |
| Size Ad                                  | 1036.7999         | Gross Are   |     |                           | 2484       |                         |           | FinArea                            |            |            | 768      |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| <b>IMAGE</b>                             |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
|  |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |
| <b>AssessPro</b> Patriot Properties, Inc |                   |             |     |                           |            |                         |           |                                    |            |            |          |                      |         |        |            |       |       |              |   |   |  |  |  |  |